
Z-2452
WILLIAM J EASTERBROOK
GB & NB to NBU

STAFF REPORT
April 14, 2011

Z-2452
WILLIAM J EASTERBROOK
GB & NB to NBU

Staff Report
April 14, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owner, is requesting rezoning of Lots 11 and 12 in Block 15 in Fowler's Addition to the unincorporated town of Stockwell. The attached brick building is also known as 9026 Yorktown Street, located on the west side of the street between Monroe and Church Streets, Stockwell, Lauramie 8 (NE) 21-3.

ZONING HISTORY AND AREA ZONING PATTERNS:

These two lots have always had different zoning districts; Lot 11 (the northern lot) is currently zoned NB and Lot 12 (the southern lot) is zoned GB (General Business). Until the transitional zoning maps were adopted, Lot 11 was zoned LB (Local Business) and Lot 12 had LBS zoning (Local Business – Service).

This property is located in the commercial area of Stockwell that extends south to Yorktown's intersection with Church Street.

One commercial rezoning petition was heard and approved in Stockwell (NB to NBU) for property around the corner to the northwest at 6943 Monroe Street that now houses a small grocery store and an apartment upstairs (Z-2217). There have also been a handful of successful residential rezoning requests in the last several years (Z-2413, Z-2343, and Z-2054).

AREA LAND USE PATTERNS:

These two platted lots are occupied by an attached brick building that has two separate entrances and commercial storefronts. Lot 11 houses a small, one story brick building that currently serves as home office for the Lauramie Township Trustee; the two-story building on Lot 12 is currently vacant.

The site is located in the commercial area of Stockwell. Surrounding uses, a mix of commercial and agricultural, include a vacant former service station, grocery store, a countertop business and the Stockwell Elevator across Yorktown Street to the east. Residential uses abut to the rear and become more prevalent to the west.

TRAFFIC AND TRANSPORTATION:

Yorktown Street is the main north/south route through the town of Stockwell. Yorktown, classified as a rural secondary arterial, would typically necessitate a setback of 40' however in the NBU zone there is no requirement for front or side setbacks.

Parking for this use is located on an adjacent paved lot to the north which appears to have about 10 available spaces. Commercial uses in NBU are only required to provide 60% of the required parking which can be located off-site.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This property, because the Town of Stockwell installed a new sewer system in early 2005, is served by sanitary sewer and located in the urbanized sewer district.

There are no bufferyard requirements between the NBU zone and adjacent zoning districts.

STAFF COMMENTS:

This site's commercial zoning can be found on the town's earliest zoning maps. The Area Plan Commission and the County Commissioners approved Amendment #45 in 2004 to allow Neighborhood Business Urban (NBU) zoning in small-unincorporated towns with sewer, such as Stockwell.

The building itself is well-suited to the NBU zone, not GB or NB; it is constructed right at the sidewalk with the structure occupying the entire lot. Because it encourages redevelopment in a style that is sensitive to the urban nature of the town and has restrictions and limitations to the size and use that also protect nearby residences, NBU zoning is most appropriate.

Stockwell has made great strides in the last few years with the introduction of sanitary sewer and their Keep Stockwell Beautiful campaign, bulk trash and tire recycling days and the Great American Cleanup. Staff supports this request.

STAFF RECOMMENDATION:

Approval